

Yun Zang Huang,
187 Milton Street,
ASHBURY NSW 2193.

RE: DETAIL AND IDENTIFICATION SURVEY PURPOSES ONLY
LOT 2 IN DEPOSITED PLAN 310344
No. 187 MILTON STREET, ASHBURY

We have surveyed the land comprised in Certificate of Title Folio Identifier 2/310344 being Lot 2 in Deposited Plan 310344 located at Canterbury in the Local Government Area of Canterbury-Bankstown Parish of Petersham and County of Cumberland.

Upon the abovementioned property stands a brick house with a tile roof together with a clad extension with a metal roof, a carport and a fibro garage with a tile roof known as No. 187 Milton Street, Ashbury.

The positions of the house, extension, carport, garage and fencing in relation to the boundaries are as shown on the attached plan. Levels across the site have also been determined.

This report should be read in conjunction with the attached plan prepared by us dated 28 April, 2022 which forms part of this report.

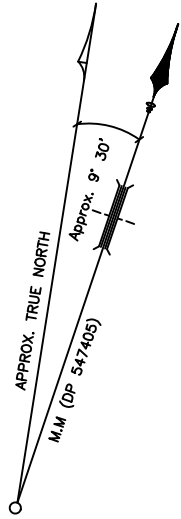
The survey shown on the attached plan is for detail and identification survey purposes only. Should further additions or improvements be proposed upon the subject property after this date the boundaries must be marked on the ground prior to construction.



Mark Anthony Reid
Registered Surveyor
Surveyor Id. SU000183

Ref: 17216-21 DET/ID

Date: 28 April, 2022



LOT A
DP 30778

LOT B
DP 394073

LOT 3
DP 310344

LOT 2
DP 310344

LOT 1
DP 310344

STREET

MILTON

LEGEND:


AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
BB	BOTTOM OF BANK
BM	BENCH MARK
BOW	BOTTOM OF WALL
CL	CENTER LINE
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
D	DOOR
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
FL	FLOOR LEVEL
GDN	GARDEN
HYD	HYDRANT
INV	INVERT LEVEL
KO	KERB OUTLET
LH	LAMP HOLE
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
RL	REDUCED LEVEL
S	STEPS
S-B	SHED TO BOUNDARY
SL	SURFACE LEVEL
SILL	WINDOW SILL
SMH	SEWER MAN HOLE
SV	STOP VALE
TB	TOP OF BANK
TEL	TELSTRA PIT
TK	TOP OF KERB
TOW/TW	TOP OF WALL
TRW	TOP OF RETAINING WALL
BRW	BOTTOM OF RETAINING WALL
VC	VEHICLE CROSSING
W-B	WALL TO BOUNDARY
WM	WATER METER
WTOP	TOP OF WINDOW




**C&A SURVEYORS**
30 Grose Street, Parramatta, NSW 2150
Ph: 96309299 email: info@candasurveyors.com.au
www.candasurveyors.com.au

DETAIL & BOUNDARY IDENTIFICATION
SURVEY OF
LOT 2 IN DP 310344, LOCATED AT
No. 187, MILTON STREET, ASHBURY.

S	APPROXIMATE LOCATION OF BURIED SEWER MAIN BY SYDNEY WATER RECORDS
W	WATER MAIN (WM)
E	ELECTRIC LINE
TELSTRA PIT	STOP VALE
WATER METER	HYDRANT
	POWER POLE

**TREE**
D/H/S: DIAMETER/HEIGHT/SPREAD

**PALM TREE**
D/H/S: DIAMETER/HEIGHT/SPREAD

INSTRUCTING PARTY:	YUN ZANG HUANG	SURVEYED BY:	AA/LH	DATUM:	AHD
LGA: CANTERBURY-BANKSTOWN	AREA BY DP: 366.7 m²	DRAWN BY:	DR	CHECKED BY:	KU
SURVEY DATE: 13/04/2021 22/04/2022	AREA BY CALC: 367.9 m²	SCALE:	1:100@A2	REF.NO:	17216- 21 DET/ID
DATE DRAWN: 15/04/2021 28/04/2022	CONTOUR INTERVAL 0.2 m	REV NO:	01	SHEET:	1 OF 1

THE SUBJECT TITLE NOTES : AS AT12/4/2021

- 1) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2) A376695 EASEMENT TO DRAIN WATER APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND DESIGNATED "A" IN DP8873
- 3) AC47797 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTES:

- A) BOUNDARIES OF THE SITE HAVE BEEN IDENTIFIED BY SURVEY
- B) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- C) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- D) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
- E) ORIGIN OF LEVELS : SSM 96440, RL 40.90 (AHD), CLASS LB.
- F) USE STATED DIMENSIONS. DO NOT SCALE.
- G) THESE NOTES FORM PART OF THIS PLAN AND CANNOT BE REMOVED.
- H) NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY C & A SURVEYORS PTY LTD.


MARK ANTHONY REID
(REGISTERED SURVEYOR)
SURVEYOR ID No. SU000183